

## Design, Access and Sustainability Report

On behalf of

**Litton Properties Limited**

Construction of a retail foodstore (Use Class a1) with associated access, servicing, car parking and landscaping.

Land at Market Street, Hoyland, South Yorkshire.

10842 25/03/11



THE  
**HARRIS**  
PARTNERSHIP

LITTON PROPERTIES LIMITED

**TESCO**

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## 1.0 Introduction

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Litton Properties to accompany the planning application submitted to Bamsley Metropolitan Borough Council for the construction of a new Tesco store in Hoyland with associated servicing, car parking, landscaping and means of access.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities (2005). The proposal comprises:-

- Retail foodstore
- Associated parking facilities comprising disabled, parent and child spaces
- Access roads, pedestrian routes and servicing
- Structured landscaping.

This statement provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.
- Sustainability

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate.

The statement is to be read in conjunction with the accompanying policy and highway supporting information along with submitted reports and studies as requested to form a detailed planning package submission.

## 2.0 The Client

### Litton Properties

Litton Group is a private group of companies specialising in commercial property development and investment. The company began trading in 1995.

The company's main offices are located just outside Bakewell, Derbyshire and there is a further office just outside Newcastle-upon-Tyne.

The company is wholly owned by the two main board directors, Mark Twelves and Paul Harriman and their families. In addition to the two main board directors there is a development director, Mark Rothery, formerly a partner at Knight Frank responsible for retail /leisure and mixed use development for 10 years whose role is to identify and also progress key development projects.

Litton specialises in commercial property development and investment. Projects to date have included retail, leisure, offices, and industrial developments. These have been located mostly within the region but also include projects as far away as Exeter, St Albans, and Newcastle-upon-Tyne.

The company is interested in design and has already established a reputation for high quality but viable development projects which it wishes to continue to foster.

The company has expanded strongly and the current development programme is approx £75M end value.

**LITTON** PROPERTIES LIMITED

### 3.0 Design Policy and Guidance

#### National Planning Policy

PPS1 'Delivering Sustainable Development' (2005) places emphasis on encouraging sustainable and inclusive patterns of development through good and inclusive design. Good design gives the opportunity to reduce energy use, tackle CO<sub>2</sub> emissions and promote sustainable patterns of development.

At present, there is evidence in the Council's Retail Study of unsustainable patterns of retail development in the Study Area which demonstrates that shoppers are travelling significant distances to stand alone, out-of-centre shopping destinations in the area. The proposed foodstore aims to reduce the distance people currently travel to undertake main food shopping, and so will result in more sustainable shopping patterns.

PPG13 'Transport' (2001) emphasises the need to minimise the length of motor journeys. The proposals are of a scale that will serve the main food shopping needs of a localised catchment, and will be accessible by a range of means of transport. The combination of this accessible location, presently unsustainable shopping patterns and the high design standard of the store will ensure that the overarching planning objectives of promoting sustainable patterns of development are addressed.

An assessment of the proposal against the germane retail planning policy is contained in the Retail Assessment which accompanies this planning application. That document concludes that the proposal conforms entirely to the objectives of PPS4 'Planning for Sustainable Economic Growth' (2009) in that the development proposal is on the most sequentially preferable site in the Study Area and further that the proposals will not result in any significant adverse impact on any defined centre as a result of existing shopping patterns in the Study Area. On the contrary, the proposal will facilitate a greater degree of linked trips than presently exist from residents shopping at out of centre locations, and thus could result in a positive impact on Hoyland town centre. Additionally, the proposal will help to promote increased choice and competition, which is presently constrained in Hoyland by the dominance of out of centre retail stores. Where there are no sequential sites and a development would not have a significant adverse impact, PPS4 is clear that permission should be granted.

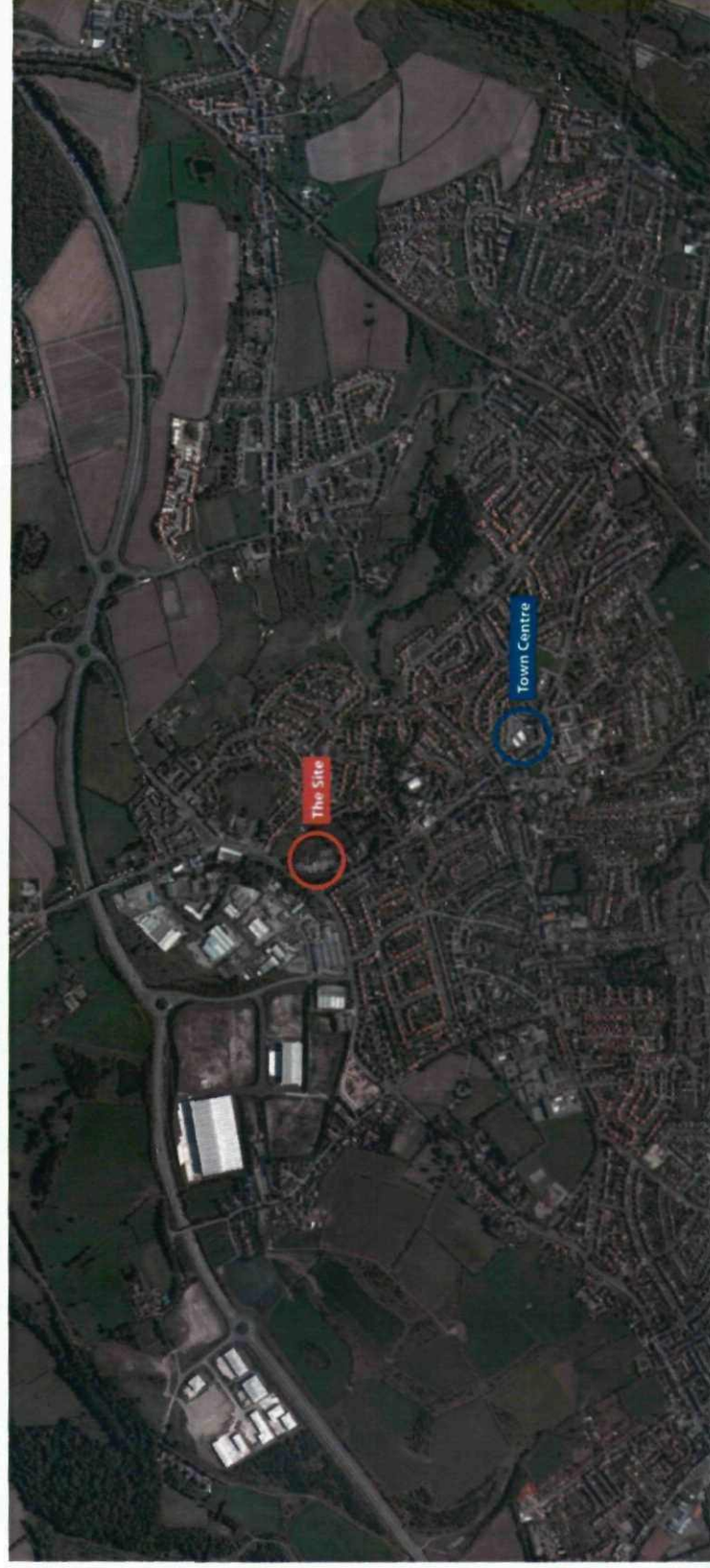
The store's design is also a key consideration in the determination of an application for economic development, as recognised in both PPS4 and more generically in PPS1. PPS4 requires proposals to secure a high quality inclusive design, as well as limiting CO<sub>2</sub> emissions. The design merits of the proposal are discussed below under the Development Plan policy headings.

### Local Planning Policy

At the local level, consideration has been given to the Barnsley Unitary Development Plan (2000) and Regional Spatial Strategy for Yorkshire and Humber (RSS) which together comprise the Development Plan.

The RSS provides more strategic guidance on the location of development, and sustainable patterns of development in the region. The UDP however contains detailed design policies (Policy BE6 and BE6B) which deal with the massing, scale, materials and the layout of new development. Policy BE6 states that design which the Council considers unsatisfactory will be rejected. The proposals have been carefully designed over a number of months to ensure the massing, scale, layout and materials incorporated into the proposal meet with the UDP policy requirements. The proposed eco foodstore is of a modern timber framed design and uses modern, high quality materials and finishes.

This statement addresses the layout, scale, landscape treatment, materials, and relationships with other uses as required by national planning policy and the Development Plan.



## 4.0 Site and Surroundings

The total development site comprises 20.347sqm (5.02 acres) off Market Street/Wombwell Road, Hoyland. The site is currently vacant but was formerly occupied by the Market Street Junior & Infant School that has now been demolished leaving a cleared site now somewhat overgrown and dilapidated.

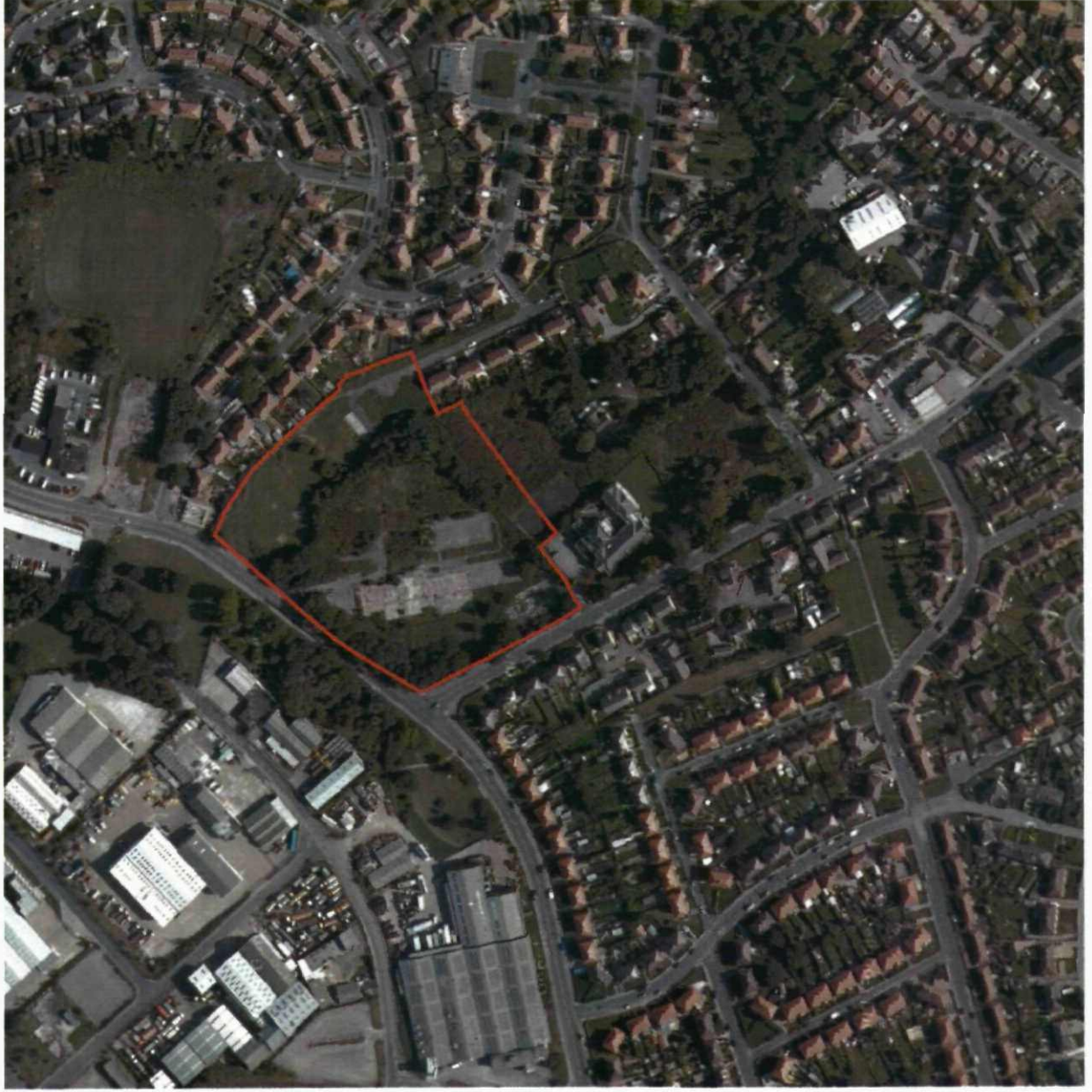
The extent of the site is made up of 3 sections consisting of the former school site, an informal grassed vegetation area and a former cluster of domestic garages.

Hoyland is located approximately 5 miles south of Barnsley Town Centre and provides excellent links to the M1 and A6195. The site is located in close proximity to the residential area of Hoyland and also close to the local shopping centre.

The site is bound to the North East by the informal grassed area which is then overlooked by residential properties on Kingswood Crescent. To the South East by a green area of grassland and trees which back onto the site and face onto Greenside Lane, Hoyland Hall Nursing Home which is accessed off Wombwell Road and residential properties off Cumberland Lane. To the North West the site is bounded by Wombwell Road to the opposite side of the road there is a banking of trees and grass which is overlooked by industrial units sat on top of the banking. The South West boundary is bounded by Market Street with residential properties to the other side of the road. Beyond the site further along Market Street within walking distance is the Town centre of Hoyland.

The site perimeter to Market Street and Wombwell Road is enclosed by a dense band of TPO trees, with a further band of self seeded trees along the grassed area facing the houses to the rear of Kingswood Crescent. The area of the former school sits on a plateau with just the floor slab remaining of the former building; this area has become overgrown with weeds and self seeded trees. The levels across the site drop between 3m around the site perimeter to 12 metres down to Cumberland Close in a series of Plateaus and banking. Visibility onto the site is restricted by the extent of trees that enclose the perimeter with the main views only available from the grassed area at the top of Wombwell Road and adjacent the houses off Kingswood Crescent.

The existing TPO trees, site levels and access will be the main restrictions on the site; however an existing well established infrastructure and transport link to the local area and Hoyland/Barnsley centre does exist around the site.



Site Aerial

## 5.0 Existing Site



Site to the left on Market Street.



Looking towards site from Wombwell Road onto Market Street.



Site from Cumberland Close.



Site from Cumberland Close.



Looking down Wombwell Road towards the site on the left.



Site from the existing access off Wombwell Road.

## 5.0 Existing Site



Top of Wombwell Road looking down to residential / Kingswood Crescent.



View down Greenside Lane.



View of the grassed area of the site adjacent the rear of Kingswood



View of the grassed area of the site off Wombwell Rd.



The rear of Kingswood Crescent houses from Wombwell Road.



View up Wombwell Road from the existing site access.

## 5.0 Site Surroundings



View up Wombwell Road with Market St to the left.



View down Wombwell Road from Market St.



View of the grassed area to the site.



The rear of Kingswood Crescent houses from Cumberland Close.



The rear of Kingswood Crescent looking down to Cumberland Close.



The top of the rear of Kingswood Crescent houses by Wombwell Rd.

## 6.0 Pre-Application Discussions and Design Development

Prior to submission of this Planning Application, pre-application consultations were held with Local Councillors and Planning Authority representatives to discuss the development of the scheme and the impact upon the local area. A presentation of the proposal was also made to the Barnsley Urban Renaissance Design Advisory Panel.

A Public Presentation was also held to allow local residents to voice their opinions and/or concerns regarding the proposed development.

### Planning Authority

A Pre-application meeting with Barnsley Metropolitan Borough Council was held on the 2<sup>nd</sup> September 2010 with Keiron Dunn and other planning representatives including Highways.

The main issues raised during the meeting was

- Loss of Green space due to the housing scheme
- Shopping Policy, planning consultant to check with England and Lyle other current position on retail to the area
- Housing. Council's preference was not to have housing on the site; subsequently the design was altered to incorporate the retail unit only.
- Noise and FRA. Assessments to be carried out due to proximity of residential properties and site in a flood risk zone 1 location
- Design. Design to be submitted to the design review panel for comments. Submission was made on the 23<sup>rd</sup> November 2010.
- Contaminated Land, Report requested following the rumour that there was a problem in the past with contamination on the site.
- Trees, existing TPO trees to remain where possible subject to council approval.
- Public Footpaths, existing footpath routes around the site to be located within the development.

These issues have been addressed and answered in the design process and form part of the application.

## **Barnsley Urban Renaissance Design Advisory Panel Report**

**23rd November 2010**

**Review of proposals for a supermarket development at Market Street, Hoyland, (pre-application stage).**

**Present:**

Robin Machell                    - Regional Design Review Panel (guest Chair)

Steve Warren                    - Regional Design Review Panel (guest panellist)

Simon Baker                    - Architect

Graham Roberts                - Placemaker/ Public Realm/ Public Art

Chris Wyatt                    - Barnsley Civic Trust

Mahmood Azam                - Barnsley Development Agency

**Introduction** (presented by Nick Charlesworth, The Harris Partnership Ltd).

The site at Market Street, Hoyland was formerly occupied by a school and garages, all of which have been demolished. It sits in an area of low ground surrounded by residential development, an industrial site, a care home and undeveloped open green space. Owned by the Council, the site is bounded directly by Wombwell Road and Market Street to the north and west respectively, and on these frontages are stands of mature trees mostly covered by TPO's. There is a fall across the land from a point at the junction of Market Street and Wombwell Road, to the south east corner of the site of some 13m. The site however is generally flat below the bounding roads having been levelled for the previous development, resulting in a steep batter to the open space south of the development site.

The first ideas developed for the site included a supermarket and some residential development to complement existing housing along the eastern boundary of the site. The new residential proposals sat ill with servicing the supermarket and has been removed from the scheme to make it less cramped. The preferred scheme now shows a 28,000 square foot (gross) supermarket for Tesco, with associated car parking and servicing. Different formats and positions for the supermarket building have been tried on the site but the preferred location is to place the building against the southern boundary with access for all vehicular traffic from Wombwell Road.

This enables a flat car park to be provided. Pedestrian links are made to Market Street and a new area of green landscaped space and private access road to serve existing housing is to be provided on the eastern side of the site. Images of the proposed building were shown. The supermarket will be a format store with timber cladding and a lot of glass. The roof will include a high proportion of roof lights. Because the building sits low and the site has trees around it, the signage will be roof mounted.

### **Views of the Design Panel**

The Panel thought the scheme was very good response to the site and a pretty good solution to the difficult problem of changing levels. It was acknowledged that the format drives the general arrangements and parking. The building was an attempt to get away from the standard model and for a 'shed' looked quite interesting. The designer had shown different positions for the building in the site and good reasoning for the preferred solution, which it was felt would work. The keeping of as many trees as possible was applauded as they help to provide a mature setting.

Public realm and linkages were dealt with well but it was noted that the linkage to Market Street was by several flights of steps and this could present difficulties for some, especially as the alternative walk in access was some considerable distance away from Wombwell Road. The designers were asked to consider how a ramped access could be provided despite the significant level difference. It was also noted that a footpath for public use in the east of the site ends virtually and unsatisfactorily within the service yard and this needs to be addressed. It was considered that the private access to be provided to private houses backing on to the site, west of the service area, should be designed to look less like an adopted highway as it passes through the landscaped green area.

The Panel took the view that the service area was very open and would benefit from being screened from the car park on the one hand but also from the landscaped area on the other. This separation would be more pleasing visually and there was sufficient space on site to provide a screened service area, even if it meant eating a little bit into the new green zone.

A full landscape scheme will need to be developed and submitted with the planning application and this it was felt should show new planting and especially some tree planting in the car park to break it up visually. A further way of reducing the impact of a large car parking area would be to use different materials for the runways as opposed to the parking bays.

A discussion took place as to whether the site would be securely fenced and because of the prominence of the southern boundary what form this would take. It was pointed out that where fencing was to be proposed, it would be of a close boarded timber type which the Panel considered would be acceptable. It was not clear from the plans where fencing would be proposed.

To the south of the site the public open green space is to be improved by the development. It was agreed that a master plan for this will be essential. The sketch proposals showed hard surfaced ball games areas backing onto the care home for instance, which could be a potential source of nuisance. It was noted that this may be more a matter for the Council than the developer depending on which party was to design and undertake the open space improvements. Additionally pedestrian linkages between the supermarket site and the open space to the south need more consideration and design.

### **Recommendations of the Design Panel**

It is recommended that:

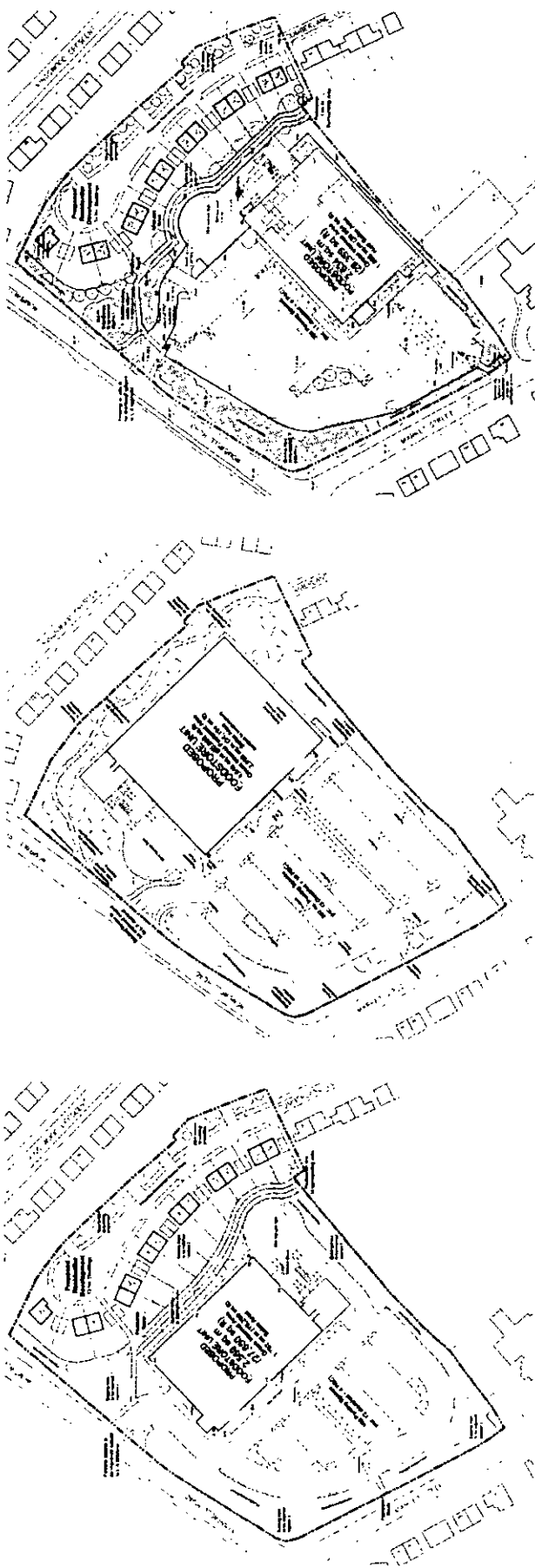
- The pedestrian linkage to Market Street should be redesigned to make it more accessible to people who may have difficulties using steps
- Pedestrian linkages to the green public open space to the south need further consideration and design
- A detailed landscape plan should be prepared and submitted with the planning application and should include proposals for breaking up the car parking possibly including the planting of additional trees
- The service area is redesigned to be aesthetically screened to both the car park and the adjoining new green / landscaped area
- The proposed new private service road for the existing residential properties in the east should be designed as a minor access way and less like a public highway through the new green space

### Public Presentation

A Public Presentation was held on 19<sup>th</sup> and 20<sup>th</sup> January 2011. The purpose of the public presentation was to interact with the local residents, offering them the opportunity to learn more about the proposed scheme, including Tesco's and the benefits a new store would bring to the area. Feedback forms were used to gauge the response of the local residents to the introduction of a new store and the responses noted accordingly through the further development of the proposals.

The results of the presentation will be published as a separate document, together with a statement of community involvement.

### 6.1 Design Development



The Various schemes above show the design development of the site to achieve the optimum layout to the satisfaction of all parties involved this included a residential option which was dropped following consultation advice from the council.

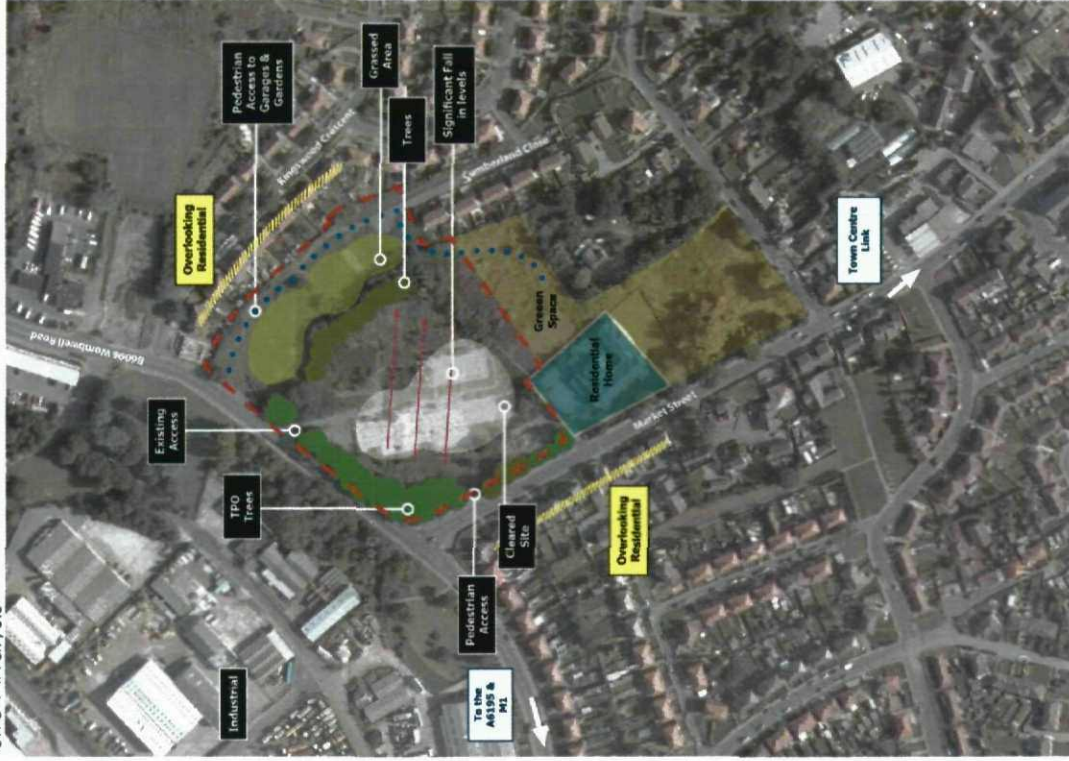
## 7.0 The Process and Design Principles

### General Design Principles

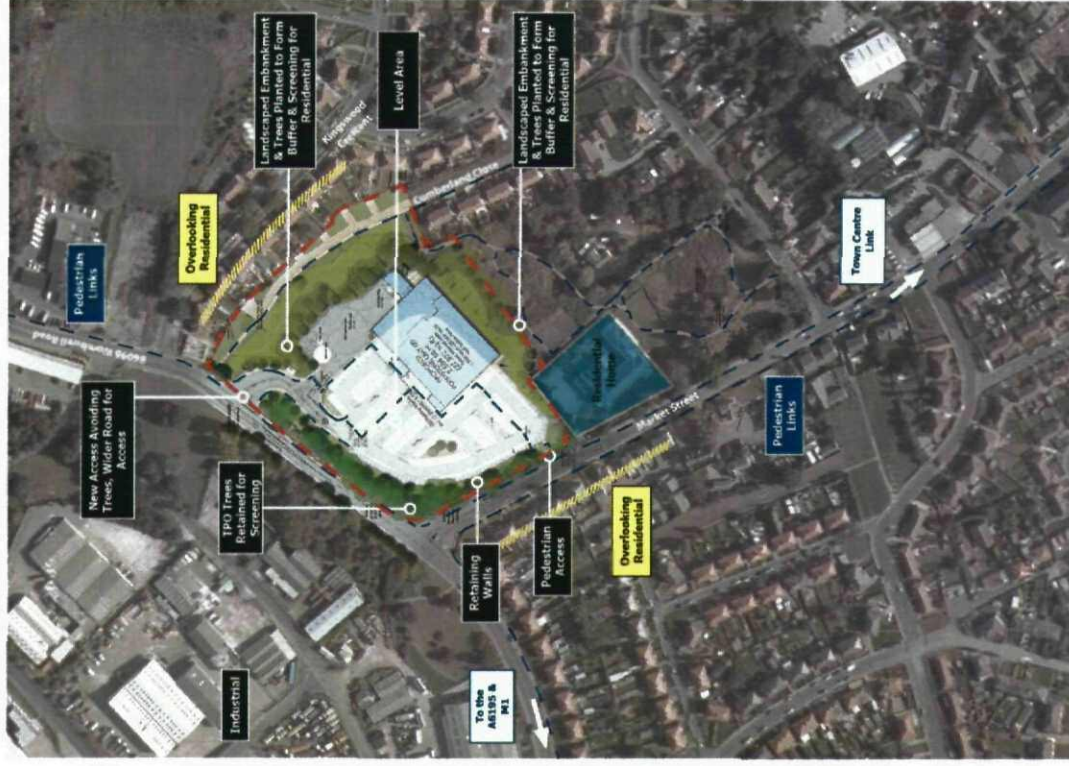
The following key design principles for the development of the site have been identified from the detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines which have informed the development.

- To visually enhance a vacant site which has fallen into dereliction
- To enhance the area around Market Street and Wombwell Road to create a strong urban space without impacting on adjacent properties.
- The proposal promotes the redevelopment and regeneration of Hoyland through the creation of a new modern food retail store to the Hoyland area of Barnsley addressing the current leakage from Hoyland to other areas.
- The creation of strong pedestrian routes through the site from the surrounding area and retain local routes.
- To add new landscaping where needed to complement the overall design and form a buffer of landscape to lessen the impact of the development on adjacent properties.
- To create a new safe and convenient vehicular and service access off Wombwell Road.
- To create a modern, well positioned and exciting addition to the local area.
- To create job opportunities for the local area.

Site Analysis



Existing site constraints



Proposed solution

## **8.0 The Scheme**

### **8.1 Use**

The proposed use comprises a single storey Tesco foodstore unit with associated car parking, servicing and landscaping.

The site is on a prominent corner position at the junction of Market Street and Wombwell Road, although the site is hidden by the number of trees to the boundary and drop in levels from both roads. The site is a brownfield site and was a former school.

The site benefits from an accessible location and provides a suitable opportunity for retail led regeneration to serve the local community. The site is ideally located to serve the needs of residents of Hoyland.

The site is located in an area of residential/ industrial, surrounded by a mix of single and two storey buildings.

### **8.2 Amount**

The proposal is to form a Tesco foodstore with a nett sales area of 1858sq.m with additional storage, staff and office facilities of 736sq.m, totalling 2594sq.m gross internal area (2694sq.m gross external area) including 192 total no. customer and staff car parking spaces including 11 no. disabled and 8 no. parent and child spaces and public and staff cycle spaces.

The proposal has been located on the site to make best use of the existing level changes; the scale of the development is a response to the surrounding context, providing local shopping facilities and job opportunities to the Hoyland area.

### **8.3 Layout**

The proposed site layout is informed by the design parameters on the site, existing TPO trees, site access and levels across the site, ground conditions and the end user Tesco's requirements for the format of the store, servicing and levels.

The existing TPO trees are positioned along the perimeter of the site to Wombwell Road and Market Street, it was therefore important in formulating the layout that these trees were retained to continue screening the site from the adjacent residential area.

The nature of the levels across the site (drop between 3m to 12m) required the design of the finished floor to be at a level low enough to prevent the building sitting high up on the site thus avoiding to build large retaining walls adjacent Cumberland Close up to Wombwell Road and adjacent the green space to the South East of the site.

The site access needed to work with the levels of the proposed foodstore and also allow access to the car park and service yard taking on board Tesco's operational needs of having a 1 in 60 fall across the car park, access to the service area away from the customer car park with a 1 in 100 fall to the loading area.

The ground conditions of the site vary in quality with the worst ground towards the South corner adjacent Market Street, there is also a fault line adjacent the site that runs along Market Street.

The format of the foodstore was determined by the size of site and requirements of the amount of sales required in the area, this then determined the size of the store to be designed onto the site.

The site layout and store orientation has been informed by the above parameters and the way in which the public can approach the site on foot, by bicycle and by car and for ease of servicing to the proposed building.

The proposed new building will be located on the southern side of the site with parking to the north and western side.

The proposed new building will be orientated so that the main entrance faces onto Wombwell Road and the site access allowing the creation of a strong building frontage and visibility to the store from the very limited views into the site.

Repositioning the existing access further north along Wombwell Road has avoided removal of the main band of TPO trees, enabled the building floor level to be set 4m lower than Wombwell Road and 6m lower than Market Street thus avoiding high retaining walls and the building over dominating the site.

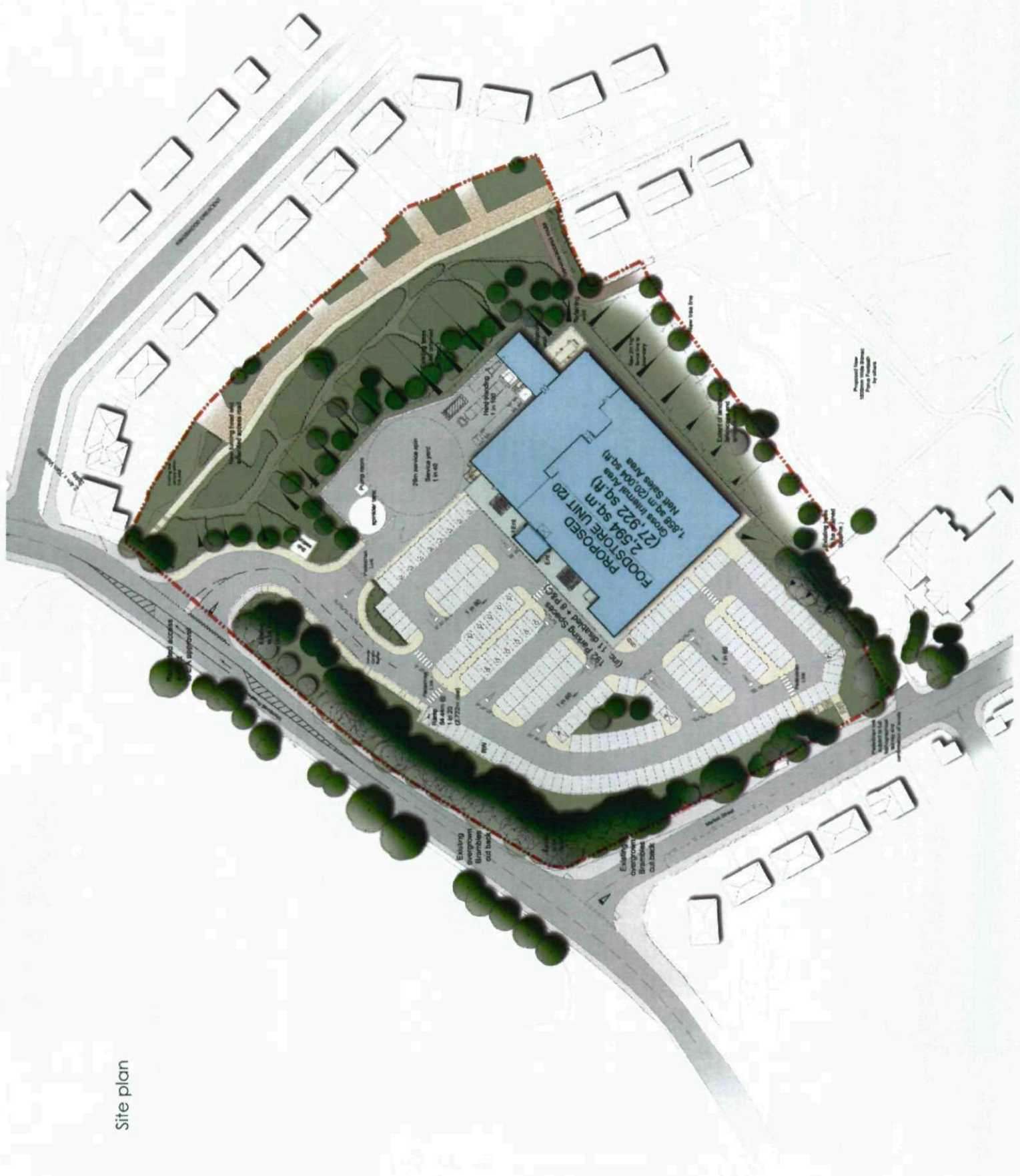
A dedicated service area and bulk store area will be provided adjacent the grassed area to the back of the houses along Kingswood Crescent allowing separate service access off the entrance road away from the customer parking spaces. The service area will be screened from the store and nearby residential units.

This layout has proved to be the most appropriate for accessibility, whilst at the same time minimising impact upon the local residents. Particular emphasis has been given to the landscaping to enhance the area adjacent the housing on Kingswood Crescent and the boundary adjacent the green space by creating a landscape banking and screening of trees to hide any retaining structures and the building to lessen the impact on nearby residents.

Site Aerial



Site plan



## 8.4 Form, Scale

The scale of the proposed store has been driven by the objective to address local need and meet customer expectations. In design terms the relationship of the site and the new store within its setting is an important guiding consideration.

The buildings in the immediate vicinity of the site are predominantly residential in scale with a small amount of industrial above Wombwell Road. The buildings are of varying quality the materials being largely brick and stone with a small amount of metal cladding to the industrial units. With this in mind, no clear architectural style is evident in the vicinity to inform the overall appearance of the new development proposal.

Taking this into account, the proposal is to provide a building of scale and massing which has no adverse impact upon the locality, the general reference to the scale of the new foodstore proposal will effectively be 2 storeys in height similar to the nearest properties in overall mass on Kingswood Crescent, Wombwell Road and Cumberland Close; however the nature design and site levels allows the building to be detached from any nearby residential properties.

Section D-D

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## Section E-E

## 8.5 Appearance

The overall design of the proposal has been developed in a contemporary modern style which will provide a welcoming and active frontage to customers to the store. A simple palette of materials has been designed to complement the nearby properties whilst also creating a crisp and sharp edition to the site. The proposals will be striking and clear in overall form.

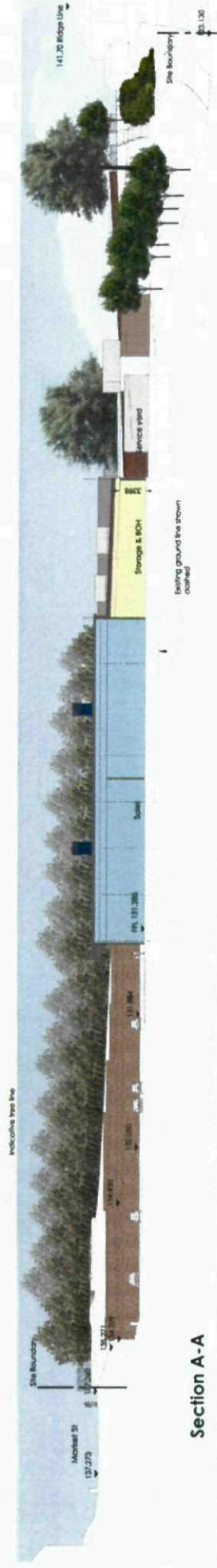
The North West (front elevation facing Wombwell Road) will consist of full height glazing and larch timber cladding with a framed larch clad store entrance feature and oversailing canopy line along the frontage providing cover for the public approaching the store and adding further interest to the North West elevation.

The glazed frontage facilitates a pleasant shopping environment for customers by creating a light internal area allowing interaction between the internal and external spaces.

The combination of glazing and timber cladding will be reflected on the South West elevation facing Market Street and South East elevation. The North East elevation that faces the service yard will be finished in smooth composite panels.

As part of Tesco's environmental policy the building will include wind catchers on the roof of the store which will allow warm air to escape and draw in cool air as and when required. The wind catchers add unique visual interest to the roofscape and provide a functional method of reducing energy required for air conditioning. Roof lights are also proposed which provide natural daylight to filter down to the sales floor

# Proposed site sections



Elevations in context



A Entrance Elevation



B Side Elevation from the car park



C Elevation from open space



D Elevation from new public footpath onto servicing

## Elevations



**A Entrance Elevation**



**B Side Elevation from the car park**

### Materials Key

- |                        |                                                      |
|------------------------|------------------------------------------------------|
| 1- ROOF LIGHT          | 16-LOADING BAY                                       |
| 2- ROOF VENTILATOR     | 17-TIMBER CLAD ATM                                   |
| 3- TIMBER CLADDING     | 18-PAINTED METAL STAIRCASE                           |
| 4- EUROBOND CLADDING   | 19-CIRCULAR COLUMN (material tbc)                    |
| 5- CURTAIN WALLING     | 20-TROLLEY BAY HOOPS                                 |
| 6- BRICKWORK           | 21-CANOPY OVER MAIN                                  |
| 7- SLIDING GLAZED DOOR | ENTRANCE ELEVATION                                   |
| 8- SOLID METAL DOOR    | 22-POLYESTER POWDER COATED WINDOWS                   |
| 9- ENTRANCE POD        | 23-BOLLARDS                                          |
| 10-CHP PLANT           | 24-CORNER TRIM                                       |
| 11-PLANT ON ROOF       | 25-FLASHING TRIM (COLOUR BLUE)                       |
| 12-TIMBER SCREEN       | 26-CHAMFERED TIMBER BEAM                             |
| 13-TIMBER FENCE        | 27-TIMBER BEAM                                       |
| 14-SIGN AND SUPPORT    | 28-STAINLESS STEEL TROLLEY BARRIER TO BASE OF COLUMN |
| 15-ROLLER SHUTTER DOOR | 29-BOUNDARY FENCE (DETAIL TBC)                       |

Elevations



C Elevation from open space

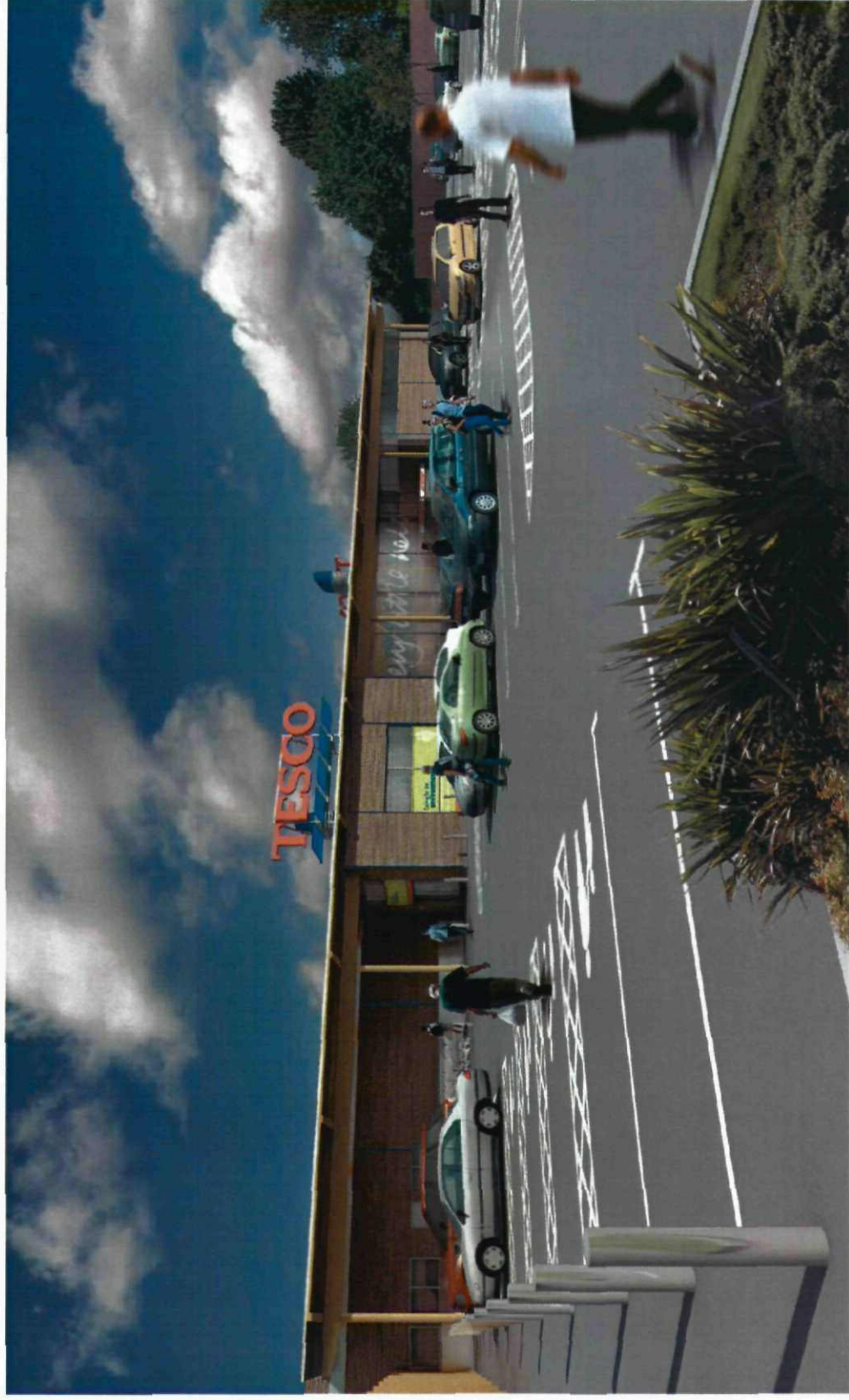


D Elevation from new public footpath onto servicing

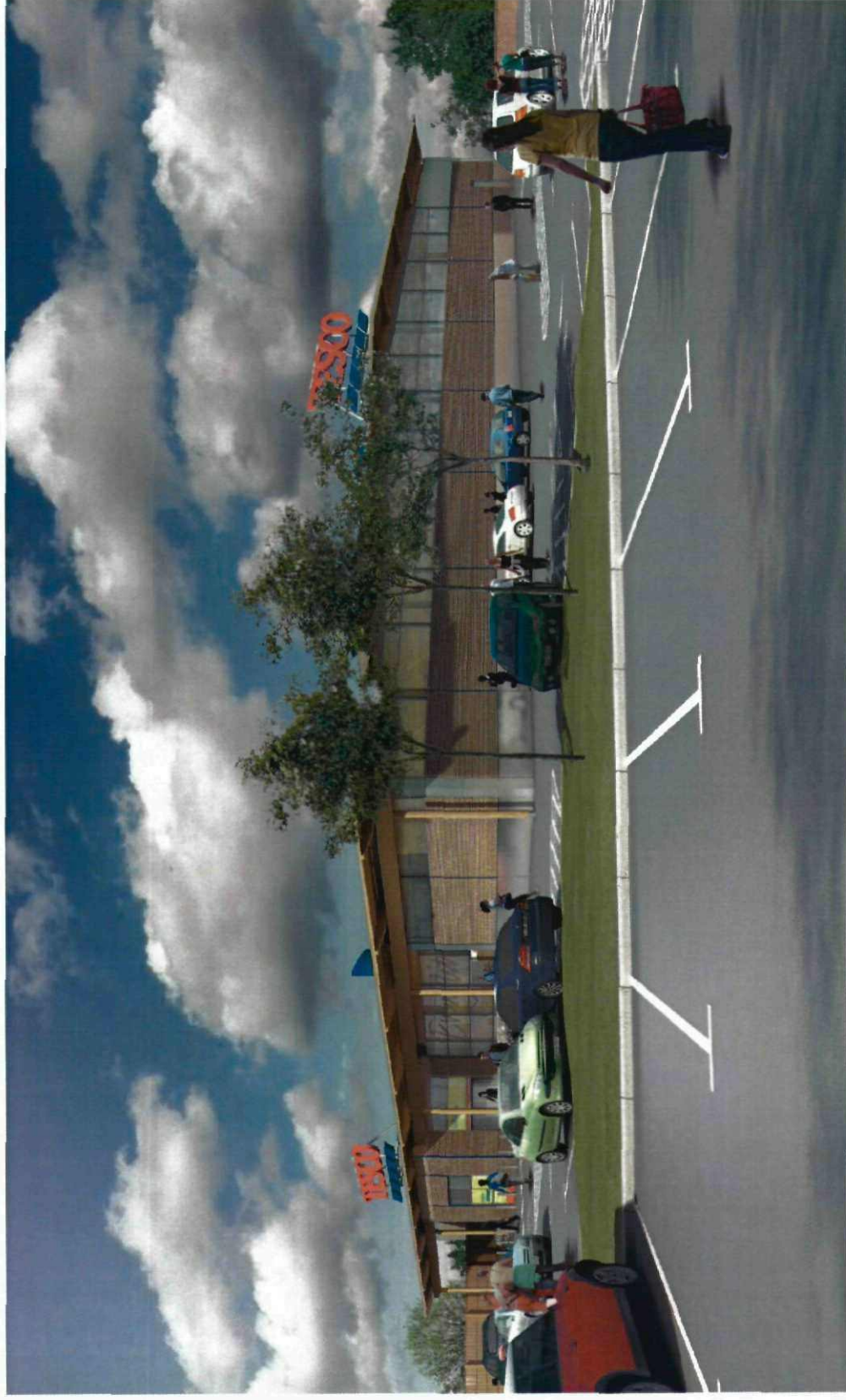
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| 15-ROLLER SHUTTER DOOR | 29-BOUNDARY FENCE (DETAIL TBC)                       |

3D Visual - Front entrance view, Wombwell Road behind



3D Visual - Side view with Market Street behind



## 8.6 Access

The existing vehicle and pedestrian access point from Wombwell Road has been repositioned further along Wombwell Road, this section of road is wider and therefore allows ease of access for cars and service vehicles with the ability to also introduce a right turn lane into the site.

The scheme will incorporate a new pedestrian link down the access road to the store entrance, the existing pedestrian link and access to the rear of the houses on Kingswood Crescent dropping down to Cumberland Close has been improved and incorporated into the landscaped buffer area between the store and residential properties.

The existing pedestrian access to the site off Market Street has been repositioned further down Market Street to provide linkage from the store to the town centre.

It is also proposed by the council to incorporate formal footpaths within the green space area to the rear of the site connecting to Greenside Lane and Cumberland Close as part of an enhancement to the local area.

An increase in traffic is not envisaged as most users of the development will already be on the highway network using local facilities and the tendency will be to visit the site in linked trips outside peak hours, reducing the strain on Wombwell Road and Market Street. The site is easily accessible by public transport with existing bus stops adjacent the site on Market Street and Hawshaw Lane all within a short walking distance.

The proposal will be fully DDA compliant with a level access threshold to the store entrance with gently graded levels throughout the site to create free flowing movement. A ramped Pedestrian link is included into the site off Wombwell Road and a stepped pedestrian link off Market Street to the store entrance. Unfortunately due to the level difference off Market Street to the store it is impracticable to form a ramped access. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

In accordance with current DDA standards, there is provision for 11 no. disabled parking spaces. The spaces will be 6m by 3.6m and level with footpaths. Disabled parking and parent and child spaces are easily accessible located adjacent to the building entrances together with a dedicated secure area for cyclist visitors into the site in accordance with policy provisions furthermore staff cycle spaces will be provided to the rear of the store.

High levels of transparency and visibility will be the approach for the new development with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will be suitably illuminated. The foodstore will be serviced from a dedicated area off the new access from Wombwell Road to the side of the store adjacent the North East boundary. Servicing will be via a dock leveller and scissor lift within a dedicated service pod. The service area will be screened by a high boundary treatment which will enclose and restrict views into the service area, providing a secure location for deliveries to take place.



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## 8.7 Landscaping and Boundary Treatment

The landscaping proposals have been developed to complement the proposed building and local townscape, and will provide the development with a landscape setting which will give context to the scale of the proposed development. The landscape treatment seeks to reinforce and enhance the existing boundary vegetation and TPO trees, whilst forming embankments to hide retaining walls and landscape buffers adjacent existing residential and green space areas on the site enabling the development to merge within its surroundings.

Native tree planting such as Acer and Tilia have been proposed along the North East and South East boundary creating a landscaped buffer zone between the adjacent residential and green open space. Native shrub planting is proposed to offer low level screening and an element of varying scale to the planting belt. Where the existing mature TPO tree and shrub planting is sparse, it is proposed to infill with a new native mix of shrubs to maintain the integrity of the vegetation screen along Wombwell Road and Market Street. Island planting within the car park has been proposed to limit the amount of hard surface whilst providing a vertical element to the level plane of the car park.

The existing metal boundary fencing off Market St and Wombwell Rd will be refurbished to protect trees and prevent pedestrian access onto the embankment. New fencing to the North East and South West boundary will be close boarded timber.

| PLANTING SCHEDULE          |      |                   |      |           |          |         |                  |          |  |
|----------------------------|------|-------------------|------|-----------|----------|---------|------------------|----------|--|
| Name                       | Abb  | Height            | Root | Container | Habit    | Breaks  | Density          | Quantity |  |
| <b>Native Screen Mix</b>   |      |                   |      |           |          |         |                  |          |  |
| Acer campestre 25%         | Ac   | 60-90             | C    | 3L        | Branched | 4       | 2/m <sup>2</sup> | 2648no   |  |
| Alnus glutinosa 20%        | Ag   | 60-80             | C    | 5L        | Branched | 5       | 2/m <sup>2</sup> | 2117no   |  |
| Corylus avellana 20%       | Ca   | 60-80             | C    | 5L        | Branched | 5       | 2/m <sup>2</sup> | 2117no   |  |
| Crataegus monogyna 15%     | Cm   | 60-80             | C    | 5L        | Branched | 7       | 2/m <sup>2</sup> | 1587no   |  |
| Prunus spinosa 20%         | Ps   | 60-80             | C    | 5L        | Branched | 6       | 2/m <sup>2</sup> | 2117no   |  |
| <b>Low Shrub Mix</b>       |      |                   |      |           |          |         |                  |          |  |
| Hebe Red Edge              | HRE  | 30-40             | C    | 4L        | Bushy    | 7       | 4/m <sup>2</sup> | 502no    |  |
| Lavandula angustifolia     | La   | 30-40             | C    | 5L        | Bushy    | 7       | 4/m <sup>2</sup> | 288no    |  |
| <b>Trees</b>               |      |                   |      |           |          |         |                  |          |  |
| Acer campestre             | Ac   | Standard Selected | 2x   | 10 to 12  | 300-350  | min200  | Item             | 18no     |  |
| Betula pendula fastigiata  | Bpf  | Standard Selected | 2x   | 10 to 12  | 300-350  | 175-200 | Item             | 10no     |  |
| Carpinus betulus           | Cb   | Standard Selected | 2x   | 10 to 12  | 300-350  | 175-200 | Item             | 8no      |  |
| Sorbus aucuparia           | Sa   | Standard Selected | 2x   | 10 to 12  | 300-350  | 175-200 | Item             | 1no      |  |
| Tilia cordata 'Greenspire' | TcGS | Standard Selected | 2x   | 10 to 12  | 300-350  | 175-200 | Item             | 19no     |  |

## LANDSCAPE SPECIFICATION

NOTE: All soft landscapeworks to be carried out in accordance with BS4428:1989.

### TOPSOIL

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2007. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:

Areas for Grass: 150mm  
Areas for Ornamental Shrub Planting: 450mm

### CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m<sup>2</sup> to all planted areas.

### SOIL AMELIORANT

Spent Mushroom compost containing only well rotted manure to be spread over ornamental shrub beds @ 50mm deep prior to cultivation.

### TREES

All trees within shrub beds to be planted in separate pits.

Trees to be backfilled with topsoil : free planting compost 1:6 by volume. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and all trees not secured with an underground guying system should be single staked at an angle of 45degrees to perpendicular, secured with tie and spacer at a height not exceeding 1/3 of the tree height.

Trees in hard areas to be secured with an underground guying system and backfilled with a proprietary tree soil.

### SHRUB PLANTING

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.

### MULCH

50mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting areas.

### MAINTENANCE

All planting areas to be maintained to a high standard for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring in the first 12 months to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed.

MIXES: To be arranged in groups of 3, 5&7 with no two groups of the same species touching.



## 8.8 Site Security and Crime Prevention

Our proposal has been designed with safety and crime prevention in mind. We will adopt principles of secure design wherever possible to provide a secure building and site, designing out wherever possible any problems created by the existing layout.

The following principles have been considered when designing the building:

### External Layout

- The general layout of the development is relatively simple and easy for customers to understand, and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- CCTV will be incorporated into the site and building interior.
- Most of the car parking area is well overlooked from the frontage of the building allowing a good level of natural surveillance.
- Glazed areas to the front of the building are protected with ram raid ballards.
- The site has several well defined pedestrian routes to cross the car park safely.
- Cycle storage for staff will be within a secure area. Cycle parking for customers will be at the front of the store visible from within the store.
- The proposal will introduce new lighting columns across the site which will have flood lights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.
- Access to the car park will be controlled via a barrier preventing access when the store is closed.
- Bin stores will be fully enclosed.
- Shopping trolleys will be secured at night to prevent theft/mis-use.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

## Building design

- Windows will be installed to BS7950 and perimeter doors to LPS 1175 grade 3. The windows will be fixed glazing. Windows will have laminated double glazed units.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrance to the store for customers is in an obvious position at the front facing the car park.
- Extensive glazing to the entrance offers an active frontage with vision to the car park.
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible by the public.

The development of the store will create more activity in the area and a greater degree of natural surveillance which may deter anti-social behaviour from the area.

## 9.0 Environmental & sustainability statement

### Tesco Environmental Philosophy

Tesco want to grow responsibly. A target was therefore set three years ago to build new stores between 2007 and 2020, which will have, on average, a carbon footprint half the size of those built in 2006. To deliver this Tesco have embarked on a series of initiatives which are coordinated through their Internal Centre of Excellence for the Environment. These initiatives include a working group formed of Tesco employees and select industry experts who have designed and specified the totally new Tesco Environmental Format Store which is the cutting edge of sustainable design.

The first Environmental Format Store opened in January 2009. Lessons will be learnt from this prototype and the Tesco Environmental Format Store will be available throughout the country to dramatically reduce the buildings build, operational and decommissioning impact on the environment.

In order to achieve this, Tesco are replacing the old building blue print with a revolutionary new format. It provides a store which is not only highly sustainable and energy efficient but also highly replicable. This repeatability is the key to maximising the carbon savings across future new stores.

The store is designed to deliver against 3 criteria:

1. Ensure Tesco stores are built and fitted out in a sustainable way both in terms of working practices and material choices.
2. Create a building which is as energy efficient as possible.
3. The appropriate use of renewable and low carbon technologies.

The envelope has taken into account the following design principles to deliver an environmental friendly Tesco-branded store:

- A hybrid of natural and mechanical ventilation
- Enhanced use of natural light
- Effective use of canopy (subject to site conditions and store orientation)
- Building material
- Optimum building volume

### **Proposed Glulam Timber Frame**

This material encapsulates carbon reducing embodied carbon within a store. It can also be easily reused or recycled as a fuel source at end of life. Truss arrangement reduces the depth of the main beams allowing more natural light onto sales floor. On average every cubic meter of timber used rather than other construction materials will save almost one tonne of carbon. Steel beams can require up to six times the energy to produce than glulam timber beams of similar structural performance. If carbon sequestration is included in the calculations, timber products often have a negative embodied carbon because they are holding carbon from release into the atmosphere through their life cycle.

### **Insulation**

Detailed work has been done on the relationship of the store between thermal performance and energy consumption. The U values in environmental stores are at least the same as the previous concept store. This is due to the benefit from increased insulation being outweighed by the increased cooling requirement.

### **Air Sealing**

The building will be air sealed to the standard rating of 3m<sup>3</sup>/hr/m<sup>2</sup>, therefore significantly more efficient than current building regulations. Careful consideration to all joints between materials and interfaces will be considered to ensure this is achieved. The wind catchers are fully louvered and when not in operation the store will function as a standard pressurised building.

### **Timber Cladding System**

Timber cassette panels prefabricated off site with outer rain screen in larch. Larch is an ideal screen as it weathers well, is sustainably grown and has minimal knots. It can be machined to a fine finish and as the boards are prone to splintering the fixings should be pre-drilled. In functional terms this wood does not require treatment for external use as long as the sap is excluded as this provides the most natural look of the timber.

### **Rainwater Harvesting**

As least half the rainwater which falls on the roof is captured. A simple system using Waterscan products will provide a large below ground storage tank. Water will be drawn from this for toilets, cabinet cooling and other facilities where grey water can be used. In turn, this reduces runoff of surface water to the local drainage system.

### **Glazing**

A shaped shop front elevation, roof lights and clerestory glazing all contribute to provide significant levels of natural light into the store. 6x6m module roof-lights are of a polycarbonate construction, which can be largely pre-assembled off site. With a high refraction rate and a non-transparent Nanogel core the roof-lights limit the direct sunlight into the store, whilst providing sufficient daylight to reduce the required lighting from 1200 to 900 lux. Clerestory glazing is protected by projecting eaves, whilst fabricated within the cladding system. In addition, a DALI lighting system allows flexible lighting control and extends luminaire lifespan by approximately 30%.

### **Roof Vents**

A number of roof vents will be installed, each contributing to the natural ventilation of the store. This significantly reduces the need for mechanical HVAC through spring and autumn. Controlled by CO2 sensors, which monitor occupancy levels within the store, the roof vent allows warm air to escape and cold air to naturally enter the store, maintaining ideal temperatures within the sales floor.

### **Material Choices**

All materials used in the building have been reviewed for better alternatives. Good examples of this are the recycled plastic kerbstones around the building and the use of gypsum block in the place of standard stud walling.  
Off site working - Prefabrication off site reduces the amount of waste generated. All elements prefabricated where possible.

### **Internal Improvements**

A number of changes to internal fixtures and fittings also improve environmental impact. Simple improvements such as small power items, hand dryers and dishwashers, have been reviewed to find less energy intensive alternatives. Improved metering allows usage and consumption to be viewed in real time.

### **Energy Savings**

The proposed store will have an entrance lobby area which will reduce heat loss from the front door. The roof vents require very little energy to operate and also reduce the air conditioning in the store. All the work to improve the efficiency of heating and ventilation systems reduces a store's energy bill by as much as 15%.  
Measures will be put in place to measure and control the amount of electricity the proposed store will use, Tesco also measure their consumption of gas and water in real time. This helps identify problems in store and provides a better understanding of energy use, enabling them to review and improve usage levels all the time. Their focus on energy efficiency also means they have reviewed all the electrical appliances in the stores making sure they are taking advantage of the latest technologies.

## 9.1 Sustainability themes

The project will:-

1. Comply with all Statutory Environmental Regulations
2. Ensure that all environmental matters are taken account of in any business decision
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected
4. Endeavour to attain a reputation for effective environmental management
5. Attempt to maintain resources which are scarce or non-renewable
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised
9. Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations
10. We are ever mindful of our responsibility to the environment

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that Litton Properties and Tesco are fully committed to these issues.

## 9.2 BREEAM Assessment.

The building is required to achieve a minimum **'VERY GOOD'** BREEAM rating which is a minimum of 55% of the available credits. Based on a BREEAM Pre Assessment undertaken on the proposed development with the design team the current overall score is 57.41% which equates to a **'VERY GOOD'** rating.

## 10.0 Conclusion

This design statement is submitted in support of a proposal for the comprehensive and coherent development of a key site along Wombwell Road and Market Street. Careful consideration along with extensive dialogue with the Local Community has been developed to determine appropriate locations for building layouts, massing and pedestrian routes, whilst also focusing on the existing topography, landscaping and neighbouring properties that are in close proximity to the site. The overall design proposal has also been influenced by the direct dialogue and comments received from the local community and councillors during pre application meetings and consultation.

The proposal comprises of a 2694sq.m (gross) Tesco foodstore. A strong built frontage, glazing and detailing have been proposed to ensure a high quality development that integrates successfully with the existing urban grain. Through extensive pre-application discussions with relevant stakeholders we conclude that the development proposal represents a high quality design solution that is contemporary in design and will provide a leading environmental performance taking the opportunity to provide a statement building that meets an identified shopping need.

